

SECTION 16 OPEN SPACE CONSERVATION DISTRICT

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1601 Intent (Amended 8/11/09)

To provide for areas intentionally left free from development, for the preservation of wildlife corridors/habitats; scenic viewsheds; cultural, historical and archaeologic areas/structures; landmarks and natural resources including forest lands, range lands, agricultural lands, aquifer recharge areas, and areas of unique biological, physical, topographical or botanical character. These areas will provide buffers to developed areas in order to maintain a separate identity for the Towns and the County. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services. Land disturbance activities may require permit(s).

These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important resource which should be protected. Open space constitutes an important physical, environmental, social, aesthetic, and economic asset to both the urban and rural residents of the County. The preservation of a balanced system of open space will complement the regional parks and trails and provide a visual relief to development.

1602 Principal Uses

The following uses shall be allowed upon the approval of a Site Improvement Plan in accordance with Section 27 of this Resolution.

- 1602.01 Agricultural use limited to cultivation of crops and grazing of animals. Existing structures may remain and may be restored, as necessary.
- 1602.02 Cemetery.
- 1602.03 Environmental educational centers/historical museum for the purpose of providing an area to display items relevant to the site.
- 1602.04 Nature center/picnic area/trail head.
- 1602.05 Open Space/trails.
- 1602.06 Similar uses as determined by the Director to be in accordance with the intent of this district.
- 1602.07 Use permitted in a conservation easement agreement or similar document approved by Douglas County. (Amended 6/14/06)

1603 Accessory Uses

The following shall be allowed only as an accessory use related to the principal use established on the parcel/lot:

- 1603.01 Maintenance building

1603.02 Parking area

1603.03 Residence - caretaker

1604 Minimum Lot Area - none

1605 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards.

Private streets shall be constructed either in accordance with Appendix 58 of the IBC, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations.

1606 Parking Standards - Refer to Section 28 of this Resolution

1607 Minimum Setbacks - Refer to the agricultural/residential district to which the parcel conforms to in area.

1608 Building Height: Maximum building height: 35'

The height limitation shall not apply to water tanks, silos, chimneys, whip type antennas, and utility poles.

1609 Fencing Standards

1609.01 Fences, walls, or hedges shall not be erected in the public right-of-way, but shall be allowed within the setback, on private land.

1609.02 Fences, walls, or hedges shall be erected and maintained in a manner which does not obstruct the vision of automobile traffic on the abutting street, rights-of-way, or driveways in accordance with the Douglas County Roadway Design and Construction Standards.

1609.03 A building permit is required for any retaining wall greater than 4 feet in height or any fence or wall greater than 6 feet in height, or as required by the Building Code, as amended and adopted by Douglas County.
(Amended 12/18/12)

1609.04 Fences, walls, or hedges shall be maintained in good structural or living condition. The landowner is responsible for the repair or removal of a fence, wall, or hedge, which constitutes a safety hazard by reason of

inadequate maintenance, dilapidation, obsolescence or abandonment, or which constitutes a zoning violation.

1609.05 Barbed wire or electrically charged fences shall be allowed. Any electrically charged fence shall be clearly and conspicuously posted to warn those outside the fence that it is electrically charged. Concertina or razor wire is prohibited.

1609.06 Swimming pools shall be enclosed by a fence or wall that meets or exceeds the requirements of the Building Code, as amended and adopted by Douglas County. *(Amended 12/18/12)*

1610 Sign Standards

One nonilluminated identification sign is permitted per street frontage, not to exceed 32 sq. ft. Refer to Section 29 of this Resolution regarding height, setback and permitting process.

1611 Lighting Standards - Refer to Section 30 of this Resolution